

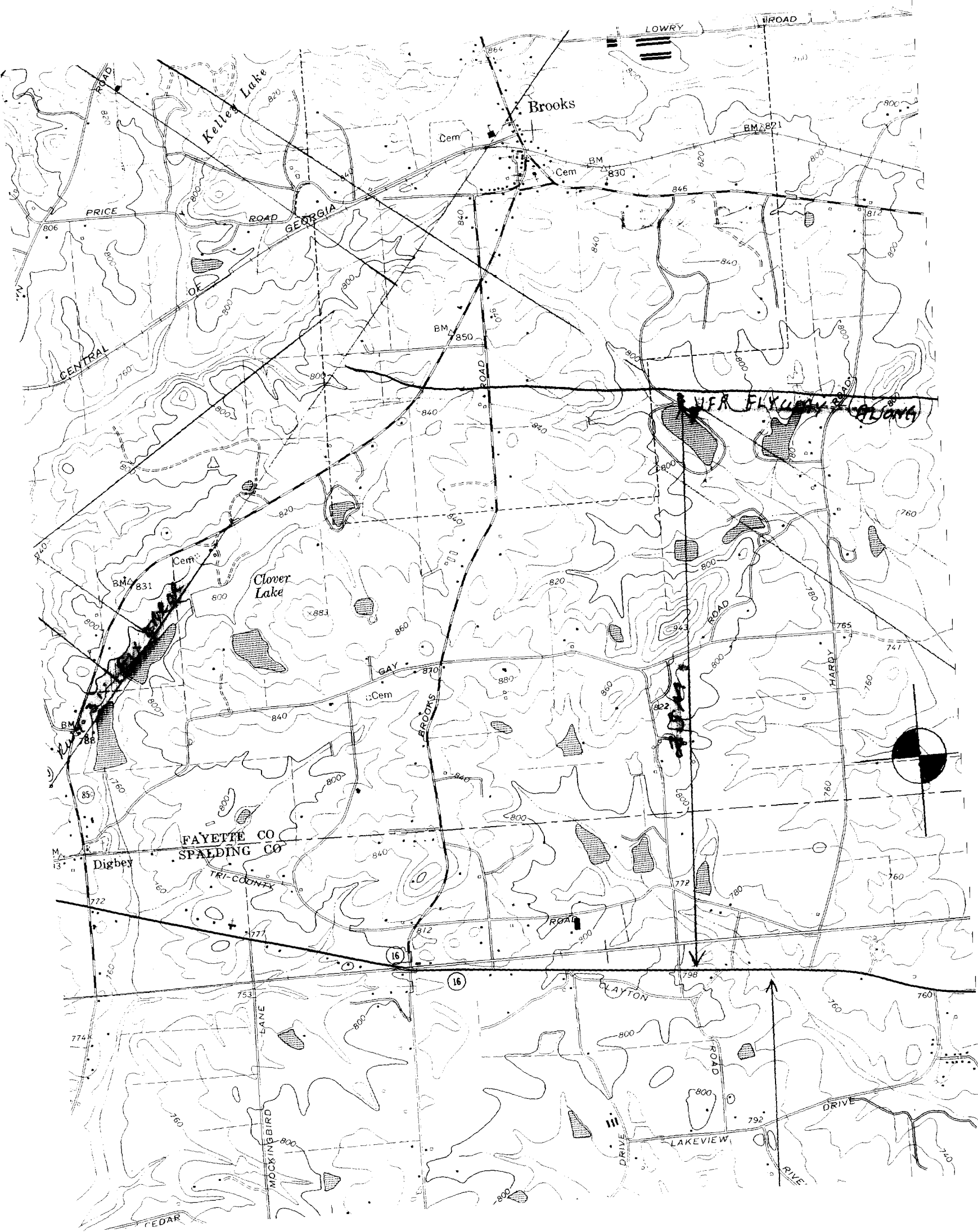
FINDINGS:

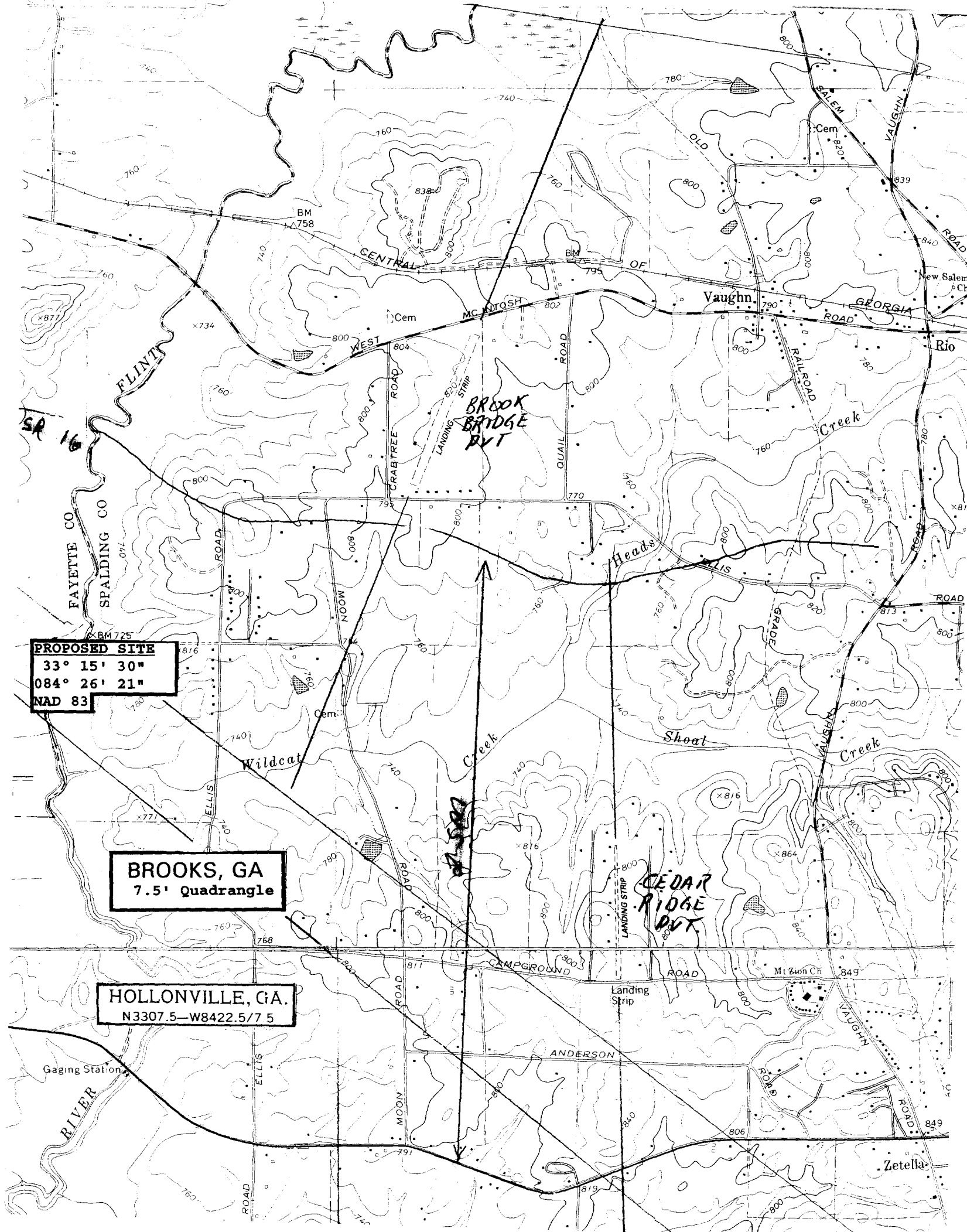
1. For regulatory compliance purposes, the nearest landing surface, the approach end of Runway 09 at Rust Airstrip is located 29,109' (4.79 NM) on a True Bearing of 21.24° from the study site. The airport reference point (ARP) at this public use, VFR only Airport is located 29,334' (4.83 NM) on a True Bearing of 22.85° from the study site. This airport is not a factor for the study site. However, if the site is relocated to the North, Rust Airstrip could become a factor.
2. Brook Bridge Aerodrome is a private use airport located 9,779' (1.61 NM) on a True Bearing of 057.10° from this site. Cedar Ridge is a private use airport located 11,969' (1.97 NM) on a True Bearing of 095.60° from this site. Private use airports or heliports do not meet FAR 77 criteria and the FAA would not consider them in its study of the proposed structure. However, in the interest of flight safety, ASAC considers private use airports in every study. No doubt the owners of these two private use airports would object to a tall structure located at the study site.
3. ASAC found a total of 5 public use airports and 20 private use airports located within 10 NM of the study site. Enclosed is a listing of all airports located within 11 NM of this site.
4. Exceeding 463' AGL at this site will exceed the Peach State FAR 77.23 (a)(2) surface. By itself, exceeding FAR 77.23 (a) (2) does not indicate that the structure would be considered a Hazard to Air Navigation. It would however, trigger an extended study to be conducted by the FAA. This extended study would add approximately 90 days to the FAA's normal processing time.
5. The study site is located below airspace protected for IFR approaches to Atlanta, Peachtree City Falcon Field. With regards to these procedures, the maximum no hazard height is 1,549' AMSL or approximately 799' AGL depending on the exact site elevation.
6. The study site is clear of area airport's takeoff and landing areas and imaginary surfaces.
7. En route flight operations are not a factor.
8. If the proposed structure exceeds 500' AGL it would exceed the FAR 77.23 (a)(1) surface and would thereby trigger an extended study. Exceeding 500' AGL would also bring VFR En Route Flyways into consideration. Based on conversations between ASAC and FAA Southern Regional HQ, State Route 16 is very likely to be considered a VFR flyway. If it is so considered by the FAA, the area within 2 SM (10,560') either side of the highway would be protected by the FAA for the flyway. In this area, the maximum no hazard height would be 500' AGL.
9. FAA notice and approval are required to exceed 200' AGL at this site.

10. The FAA would no doubt approve a 463' AGL structure at this site without an extended study. Exceeding 463' AGL would trigger an extended study which would no doubt result in objections from area airports, but with an extended study, the FAA would likely approve a structure height of 500' AGL or less.

Due to the VFR flyway issue, the maximum height likely to be approved by the FAA at this site is 500' AGL.

Should you have questions regarding this study, its findings, options, or recommendations, please contact ASAC.





PROPOSED SITE

33° 15' 30"

084° 26' 21"

NAD 83

BROOKS, GA

7.5' Quadrangle

HOLLONVILLE, GA.

N3307.5—W8422.5/7 5

Gaging Station

BROOK
BRIDGE
RVT

CEDAR
RIDGE
RVT

ENCLOSURE 2

Database : COMBINED
 Study Number :
 Date : 04/09/98
 Latitude : 33-15-30.00
 Longitude : 084-26-21.00
 Elevation : 0.0 ft.
 Search Radius : 11 n.m.

Airport	ID	FTB	Feet	N.M.	TYPE	USE
MEADOWLARK(V)	GA75	170.51	63076.96	10.38	APT	PR
	Rwy 36	170.66	64429.88	10.60		
	Rwy 18	170.35	61759.55	10.16		
BEAVER CREEK(V)	88GA	181.83	53291.99	8.77	APT	PR
	Rwy 35	181.57	54277.70	8.93		
	Rwy 17	182.08	52340.22	8.61		
FLYING 'H' RANCH(V)	GA68	183.33	52296.92	8.61	APT	PR
	Rwy 20	183.02	51253.90	8.44		
	Rwy 02	183.63	53377.00	8.78		
VINTAGE FLD(V)	3GA9	157.41	49207.96	8.10	APT	PR
	Rwy 34	157.41	50369.27	8.29		
	Rwy 16	157.38	48023.27	7.90		
B & L STRIP(V)	GA29	176.17	37233.27	6.13	APT	PR
	Rwy 25	174.94	36999.28	6.09		
	Rwy 07	177.35	37510.54	6.17		
EAGLES LANDING(V)	5GA3	147.64	42295.43	6.96	APT	PR
S & S LANDING STRIP(V)	8GA6	133.89	51227.55	8.43	APT	PR
	Rwy 36	134.82	52132.34	8.58		
	Rwy 18	132.89	50340.81	8.29		
SHADE TREE(V)	GA73	187.00	35392.14	5.82	APT	PR
	Rwy 26	185.16	35017.72	5.76		
	Rwy 08	188.84	35799.04	5.89		
POWERS(V)	GA31	202.59	32243.77	5.31	APT	PR
	Rwy 36	201.88	33158.87	5.46		
	Rwy 18	203.29	31330.59	5.16		
PEACH STATE(V)	3GA7	142.80	34197.87	5.63	APT	PU
	Rwy 31	144.84	34431.18	5.67		
	Rwy 13	146.43	31240.09	5.14		
3-M'S(V)	96GA	140.48	34189.25	5.63	APT	PR
	Rwy 36	141.98	35390.17	5.82		
	Rwy 18	138.93	33015.33	5.43		

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Airport	ID	FTB	Feet	N.M.	TYPE	USE
FAGUNDES FIELD(V)	6GA1	244.03	49221.80	8.10	APT	PR
	Rwy 36	242.87	49675.69	8.18		
	Rwy 18	245.20	48782.36	8.03		
GRIFFIN-SPALDING COUN(I)	6A2	102.76	51494.33	8.47	APT	PU
	Rwy 32	103.76	52868.60	8.70		
	Rwy 14	101.70	50135.70	8.25		
GRABLE BRANCH(V)	GG43	250.81	34089.62	5.61	APT	PR
GABLE BRANCH(V)	5GA0	250.87	34054.13	5.60	APT	PR
	Rwy 19	252.22	33663.45	5.54		
	Rwy 01	249.54	34484.41	5.68		
CEDAR RIDGE(V)	GA62	95.60	11969.41	1.97	APT	PR
PINEBROOK ESTATES(V)	5GA5	88.83	27457.54	4.52	APT	PR
	Rwy 36	91.77	27506.11	4.53		
	Rwy 18	85.95	27461.54	4.52		
ABERNATHY FLD(V)	GA61	282.38	18145.04	2.99	APT	PR
	Rwy 22	286.18	17603.57	2.90		
	Rwy 04	278.80	18731.41	3.08		
BROOK BRIDGE AERODROM(V)	8GA9	52.29	10976.28	1.81	APT	PR
	Rwy 20	48.32	12224.24	2.01		
	Rwy 02	57.10	9779.42	1.61		
BIG 'T' (V)	64GA	286.73	31801.85	5.23	APT	PR
	Rwy 34	285.28	31184.90	5.13		
	Rwy 16	288.19	32438.35	5.34		
BEAVERBROOK AERODROME(V)	10GA	60.53	49444.88	8.14	APT	PR
	Rwy 33	61.74	49492.01	8.15		
	Rwy 15	59.31	49391.61	8.13		
RUST AIRSTRIP(V)	GA09	22.85	29333.87	4.83	APT	PU

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Airport	ID	FTB	Feet	N.M.	TYPE	USE
	Rwy 27	24.73	29871.75	4.92		
	Rwy 09	21.24	29108.78	4.79		
HALLS FLYING RANCH(V)	0GA0	31.69	41868.48	6.89	APT	PR
	Rwy 19	31.13	42851.96	7.05		
	Rwy 01	32.32	40888.72	6.73		
PEACHTREE CITY-FALCON(I)	FFC	311.52	54235.35	8.93	APT	PU
	Rwy 31	311.78	51528.76	8.48		
	Rwy 13	311.45	56693.06	9.33		
CLAYTON COUNTY - TARA(I)	4A7	34.45	57812.48	9.51	APT	PU
	Rwy 24	35.14	59814.65	9.84		
	Rwy 06	33.61	55582.41	9.15		
ADAMS(V)	GA91	352.75	50885.85	8.37	APT	PR
	Rwy 36	352.66	49990.38	8.23		
	Rwy 18	352.85	51808.21	8.53		
WILLOW POND AVIATION(V)	19GA	342.88	62978.09	10.36	APT	PR
	Rwy 32	343.47	61609.16	10.14		
	Rwy 14	342.32	64327.87	10.59		

Exhibit 3

horse for each additional acre shall be allowed on any parcel for which single-family residential is a permitted use.

5-37. Mailbox Supports. Concrete posts, brick bases, iron pipes and similar miscellaneous items such as farm equipment or supports filled with concrete cannot be used for mailbox supports.

5-38. Site Plan Requirement. All proposed non-residential development shall be depicted on a Site Plan consistent with the requirements listed in the Development Regulations.

5-39. Administrative Variances and Modifications. The Zoning Administrator shall have the authority to approve minor changes to plan elements, dimensional requirements and conditions of zoning when the conditions in (A)(below) exist:

A. Evaluation. The evaluation of a request for a minor change to plan elements, dimensional requirements, landscape requirements, and conditions of zoning shall determine that:

1. The basic design and concept expressed on approved plans or in County regulations have been preserved; and
2. The minor change is made necessary by:
 - a. Discovery of topographic, geographic or geologic conditions that were unknown at the time of plan or plat approval; or
 - b. Unforeseen developments, on or off the site, which impact the reasonableness of the plan element, dimensional requirement or condition of zoning.

B. Limitations. The Zoning Administrator shall have the authority to approve administrative variances and modifications of conditions not to exceed twenty (20) percent of the stated requirements except that:

1. Required buffers between parcels identified for industrial, commercial and office-institutional uses on the Land Use Plan may be reduced to twelve (12)-foot deep landscape areas; and
2. Front and side yards adjoining major thoroughfares shall not be administratively reduced by more than five (5) percent.

5-40. Standards for Telecommunications Antennas and Towers.

A. Purpose. The purpose of this ordinance is to establish

minimum guidelines for the siting of towers and antennas. The goals of this ordinance are to advocate the joint use of new and existing tower sites and to provide such services to the community effectively, and efficiently. These guidelines are designed to configure towers and antennas in a way that minimizes the adverse visual impact to nearby properties by locating towers and antennas in non-residential areas or in areas where the adverse impact on the community is minimal, and to discourage the proliferation of towers throughout Fayette County.

B. Applicability.

1. District Height Limitations. The requirements set forth herein shall govern the location of towers that exceed, and antennas that are installed at a height in excess of, the height limitations specified for each zoning district. The height limitations applicable to building and structures shall not apply to towers and antennas.

2. Public Property. Antennas or towers located on public property owned, leased, or otherwise controlled by the governing authority shall be exempt from the requirements herein, provided a license or lease authorizing such antenna or tower has been approved by the governing authority.

3. Amateur Radio; Receive-Only Antennas. This ordinance shall not govern any amateur radio tower, or the installation of any antenna, that is under seventy (70) feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas.

4. Pre-Existing Towers and Antennas.

a. Any pre-existing tower or antenna shall not be required to meet the requirements of this ordinance, other than the requirements of paragraphs C(5) and C(6) of this section.

b. Pre-existing towers or antennas that are not in use for a continuous period of twelve (12) months shall be removed per paragraph H. An annual Tower In Use Certification shall be required per paragraph H.

C. General Guidelines.

1. Principal or Accessory Use. Antennas and towers may be considered either principal or accessory uses.

The entire tower facility shall count as one (1) principal or accessory use. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

2. Inventory of Existing or Planned Tower Sites and Availability of Suitable Existing Towers or Structures for Co-location.

a. Each applicant for a tower or antenna shall contact the owners of all existing or planned tower sites approved after June 27, 1996, that are within the operating area of the applicant's tower or antenna, and provide the Planning and Zoning Department with an inventory of said tower sites. The inventory must include the following information:

(1) The owner and/or lessee of each tower site;

(2) The location, height, and design of each tower site;

(3) Whether or not any existing towers or structures located within the geographic area meet the applicant's engineering requirements, including but not limited to: sufficient height, structural support strength, and electromagnetic interference with antenna(s) on the existing towers or structures;

(4) Whether or not fees or costs required to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed unreasonable. Applicant shall submit in writing a detailed estimate of total development costs; and

(5) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

b. The Planning and Zoning Department may share such information with other applicants applying for approval under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the governing authority,

provided, however, that the Planning and Zoning Department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

3. Site Plan. Applicants requesting Administrative Approval or a Public Hearing shall submit a scaled site plan as required by the Development Regulations. Additional information must include, maximum effective radiated power, tower height requirements, tower structure standards, access, landscaping, buffers, and other information necessary to assess compliance with this ordinance. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer. Site plan submittal shall include completion of a tower application, signed and notarized by both the property owner and the tower company representative/agent.

4. Aesthetics: Lighting. The following guidelines shall govern the aesthetics and lighting of all towers, and the installation of all antennas.

a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the F.A.A., be painted a neutral color, so as to reduce visual obtrusiveness.

b. At a tower site, the design of the buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment.

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment visually unobtrusive.

d. Towers shall not be artificially lighted, unless required by the F.A.A. or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

5. Federal Requirements. All towers must meet

current standards and regulations of the F.A.A., the F.C.C., and any other agency of the federal government with the authority to regulate towers and antennas, including modulation studies on frequency usage, to avoid interference with existing systems in operation. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.

6. Building Codes; Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended. If, upon inspection, the governing authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have sixty (60) days to bring such tower into compliance.

7. Application. Any application submitted for approval shall meet all of the guidelines listed above in this paragraph C. Failure to meet all required guidelines shall result in denial of said application.

D. Development Requirements.

1. Zoning Districts allowed: C-C, C-H, M-1, M-2, A-R.

2. Lot Area. For purposes of determining whether the installation of a tower or antenna complies with zoning district development regulations, including but not limited to setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots. Additions to or the enlargement of towers and/or tower facilities that were constructed and antennas that were installed prior to June 27, 1996, shall not be deemed to constitute the expansion or enlargement of a nonconforming use or structure.

3. Setbacks:

- a. All tower facilities shall be set back from all adjoining properties zoned residential or A-R a distance equal to the height of the tower or 200 feet, whichever is greater.
 - b. All tower facilities shall be set back from all adjoining properties zoned non-residential a distance equal to the height of the tower or 100 feet, whichever is greater.
4. All anchors shall be set back per the zoning district.
5. Towers over seventy (70) feet in height shall not be located within one and one-half (1 1/2) miles from any existing or planned tower that is over seventy (70) feet in height.
6. Security Fencing. The tower facilities shall be enclosed by a wood fence or steel chain link fence with vinyl slat inserts for screening not less than eight (8) feet in height and shall be equipped with an appropriate anti-climbing device.
7. Landscaping. Unless otherwise specified below, the Development Regulations of Fayette County shall apply.
- a. A ten (10) foot buffer area shall surround all tower facilities.
 - b. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.
8. Maximum height for all towers and antennas is 500 feet.

E. Permitted Uses.

1. General. Permitted Uses shall not require Administrative Approval or Public Hearings. Nevertheless, all such uses shall comply with paragraphs (C) and (D) herein and all other applicable ordinances. Prior to the installation of any antenna, the applicant shall provide written notice to the Planning and Zoning Department, which notice shall include the location, size, and configuration of such antenna. Written notice shall be certified by a licensed professional engineer.
2. Specific Permitted Uses.

a. Installing an antenna on an existing structure, so long as said installation adds no more than twenty (20) feet to the height of said existing structure (including buildings, light poles, water towers, or other free standing non-residential structures excluding signs). The total height of the existing structure and new antenna shall be 150 feet or less.

b. Installing an antenna on any existing tower, so long as said installation adds no more than twenty (20) feet to the height of said existing tower and the tower is not a pre-existing tower. The total height of the existing tower and new antenna shall be 150 feet or less.

c. Adding on to an existing mechanical or accessory building.

F. Administrative Approvals.

1. General. The following provisions shall require Administrative Approval. All such uses shall comply with paragraphs (C) and (D) herein and all other applicable ordinances. Applicants shall apply to the Planning and Zoning Department in conjunction with the site plan review process.

2. Specific Administratively Approved Uses.

a. Locating any "alternative tower structures" that are 150 feet or less in height.

b. Locating any tower, provided a licensed professional engineer certifies that said tower can structurally accommodate the required number of shared users, and that the Zoning Administrator concludes the tower satisfies the requirements of paragraphs (C) and (D), and that the towers meets the following height and usage criteria:

(1) Single user: up to seventy (70) feet;

(2) Two users: up to 120 feet; and

(3) Three or more users: up to 150 feet.

G. Public Hearing Required.

1. General. The following provisions shall govern those towers which require a Public Hearing and approval by the governing authority. All such uses

shall comply with paragraphs (C) and (D) herein and all other applicable ordinances. Applicants shall apply for a Public Hearing through the Planning and Zoning Department.

a. If the tower or antenna is not a Permitted Use or an Administrative Approval, then a Public Hearing shall be required for the approval of the construction of a tower or the placement of an antenna in all zoning districts.

b. In granting an approval, the governing authority may impose conditions to the extent the governing authority concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.

2. Factors Considered in Public Hearing Applications.

The governing authority shall consider the following factors in determining whether to approve an application, although the governing authority may waive or reduce the burden on the applicant of one or more of these criteria, if in the sole discretion of the governing authority, the goals of this ordinance are better served thereby:

a. Height of the proposed tower;

b. Proximity of the tower to residential structures and residential zoning district boundaries;

c. Nature of uses on adjacent and nearby properties;

d. Surrounding topography;

e. Surrounding tree coverage and foliage;

f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and

g. Proposed ingress and egress.

H. Tower In Use Certification and Removal of Abandoned Antennas and Towers.

An annual Tower In Use Certification will be required for any tower or antenna previously permitted or currently in use on the effective date of this ordinance. Said certification shall be submitted to the Planning and Zoning Department signed and

notarized by the tower company representative/agent by the 31st of January each year. Any antenna or tower, including pre-existing towers and antennas, that is not in use for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the governing authority notifying the owner of such abandonment. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

CERTIFICATE OF SERVICE

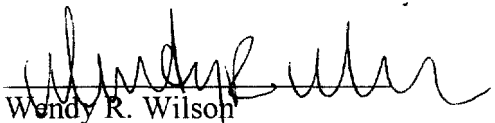
I, Wendy R. Wilson, a secretary at the law firm of Dickstein Shapiro Morin & Oshinsky, LLP, hereby certify that a true and correct copy of the foregoing Reply Comments was sent this 29th day of April, 1998, by first-class mail, postage prepaid, to the following:

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